

NEPHI CITY ANNEXATION POLICY PLAN

August 19, 2008

Introduction

This document is written to provide Nephi City with an outline for growth that will guide the development and expansion of the municipal boundaries through annexation in a manner that is consistent with the Nephi City General Plan and state statutes.

It is the intent of this plan to protect and enhance the interests of property owners within the municipal boundaries and in the unincorporated areas surrounding the city. It is further the intent that the regulations contained herein will encourage sound planning practices and reduce problems that may be associated with annexations.

Legislative Policy

The following statements are reflected in the state statute U. C. A., Title 10, Section 2, governing annexations, and are included as a part of this Annexation Policy Plan:

1. Sound development within towns and cities is essential to the continued economic development of the State of Utah;
2. Municipalities are primarily created to provide urban-type governmental services essential for development and for the protection of public health, safety and welfare in residential, commercial, and industrial areas, and in areas undergoing development;
3. Municipal boundaries should be extended, in accordance with specific standards, to include areas where urban-type governmental services are needed and can be provided for the protection of public health, safety and welfare, and to avoid the inequities of double-taxation and the proliferation of special service districts;
4. Areas annexed to municipalities in accordance with appropriate standards should receive the services provided by the annexing municipality consistent with a planned extension policy;
5. Decisions with respect to municipal boundaries and urban development need to be made with adequate consideration of the effect of the proposed actions on adjacent areas, on the interests of other government units, on the cost of needed local government services, on the ability to deliver the services under the proposed actions, and on factors related to population growth and density of the geographic area; and
6. The economic and financial impacts of annexation must be evaluated to ensure that annexation is financially desirable.

Expansion Area Map

A map of the Expansion Area is included in Attachment A of this plan and made a part by reference. This map outlines the boundaries of the three levels of growth as described in 12 below.

Annexation Criteria:

The following criteria shall guide Nephi City's decisions about future annexation petitions:

1. The need for municipal services: The need for services shall be outlined on the petition for annexation by the petitioners as well as their recommendations for how these services are to be provided. The city council shall determine what services are actually needed as well as how and when they are to be provided and financed.

2. The character of the community:

Nephi has been the major urban center in the Juab Valley since its settlement in the 1850's. During its active mining years, early in this century, Eureka temporarily surpassed Nephi as the most populous community in Juab County, but Nephi has remained the county seat and the dominant urban center.

Nephi's location is important to its development because of its position on major north/south and east/west transportation corridors, proximity to the Wasatch Front, and the Union Pacific Rail Road which travels through it. Nephi is experiencing significant growth and development pressure including both residential and industrial growth. It is important that the city adequately plan for current and future growth.

Nephi City has had a policy of discouraging annexations for residential uses, to facilitate build-out of areas within the city limits and more efficiently utilize existing infrastructure. That has resulted in significant in-fill; however, this policy plan will aid planning for the growth of the city.

Proposed annexations shall be evaluated relative to their impact on the existing character of the community.

3. Plans for extension of municipal services.

Nephi City provides water, sewer, electric, and natural gas service within its corporate boundaries.. A water distribution study, a drainage study, and an electrical study are currently underway. These, along with system knowledge possessed by city department heads, give the city a view of the capacity of the utility systems; however, a complete analysis of the municipal services within the existing corporate limits and the proposed expansion area needs to be completed.

4. How the services shall be financed.

Value 3 (growth management) of the Nephi City General Plan reads:

We welcome moderate population growth at a reasonable pace and believe that new growth should pay its own way and not create economic hardship for existing residents and businesses.

- Growth will be managed so as not to overwhelm the quality rural environment.
- Growth first within the existing city limits and utilizing existing utilities and other infrastructure will be encouraged.
- Open space will be preserved in each quadrant of the city, and maintenance of open space as part of developments will be encouraged.
- Development policies will require the costs of services required for new development to be paid for by the beneficiaries of those services.
- Comprehensive planning for the community's future will include appropriate implementation and enforcement tools.
- Beautification of the community will be enhanced by new developments.

Nephi City will look closely at using annexation agreements, development agreements, annexation petition fees, requiring the dedication of water or water shares that can be converted to municipal or other uses as approved by the city, and similar tools to encourage growth to be compatible with the stated objectives.

A long-range financing plan shall be developed consistent with the General Plan to extend services to new areas. A uniform financing plan that outlines the cost of providing new services to annexed areas shall be developed with each annexation, as well as how these costs shall be met. The cost to provide new services to annexed areas shall be financed by the lands in that area unless otherwise determined by the city council.

5. An estimate of the tax consequences:

If the area to be annexed can bear the cost of municipal services to be provided there, negative property tax impact to areas already within the city should be negligible. The only immediate tax impact to areas to be annexed would be the addition of the certified tax rate of Nephi City, which is currently .00137. The city will further evaluate actual costs as specific petitions for annexation are received, and these costs will be considered by the city before a final decision is made on annexations.

6. The interests of all affected entities. Public entities within the Expansion Area which could possibly be impacted by an annexation are listed below. It is the intention of Nephi

City to contact those entities which may be impacted by an annexation in an effort to gain their input during any annexation process.

Juab School District

Juab County

Juab Special Service Fire District

Central Utah Water Conservancy District

East Juab Water Conservancy District

7. 20 Year Population Projection

The 2005 Data Guide published by the Governor's Office of Planning Budget shows the following population projections for Juab County and Nephi.

	2000	2005	2010	2020	2030	2040	2050
Juab County	8,238	8,917	10,112	12,798	14,546	16,067	17,611
Eureka	766	783	888	1,124	1,277	1,411	1,546
Levan	688	793	899	1,138	1,294	1,429	1,566
Mona	850	1,007	1,142	1,445	1,643	1,815	1,989
Nephi	4,733	5,033	5,707	7,223	8,209	9,068	9,939
Rocky Ridge	403	435	493	624	710	784	859
Balance of County	798	866	982	1,243	1,413	1,561	1,711

8. Full Development Plan. Nephi City will encourage development within the municipal boundaries in an effort to utilize undeveloped lands first, before major extensions are made.

Development within the Expansion Area shall be consistent with the spirit of the General Plan and shall be allowed when services can be provided

10. Consistency with General Plan. All annexations shall be considered from the point of view of the General Plan. The goals and objectives of the General Plan shall guide in the development and consideration of the annexation.

11. Contiguous to Municipal Boundaries. All proposed annexations shall be contiguous to the boundaries of Nephi City.

12. Expansion Area Defined. See Annexation Expansion Area Map. The Expansion Area is defined with three levels.

- a. Limited areas immediately surrounding and contiguous with the boundaries of Nephi City where public services can be efficiently extended at reasonable costs.
- b. Areas where development is desirable but more issues exist. These areas will require more study and planning. Also, the cost of utility extensions and financing methodology must be developed.
- c. Those areas where longer-term development is desirable. Significant work on utility expansion and other issues needs to be addressed. These areas will be carefully examined to determine that annexation and development will not unreasonably impact agricultural or identified sensitive lands.

Expansion Area Boundary Guidelines

The Expansion Area of Nephi shall be of sufficient size to accommodate planned commercial and residential growth consistent with the General Plan, taking into account the following:

1. Land with natural constraints, ie. sensitive lands, water sheds, water drainage, cliffs, steep slopes, views, vegetation preservation, etc.
2. Existing and proposed streets.
3. Land use patterns already created by existing subdivisions, recorded plats, or large-lot divisions, etc.
4. Plans to continue the building pattern in existing developments to their completion.
5. Preservation of public infrastructure and water sources.
6. Needs for preservation of open-space, parks, and wildlife habitat.

The following factors shall be considered in determining the precise location of Expansion Area boundaries:

1. Geographic, topographic, and man-made features.
2. Location of public facilities.
3. Availability of needed services.
4. Location of natural resource lands and critical areas.

Planning growth in this way shall provide the following advantages to Nephi City:

1. Encourage an efficient development pattern.

2. Avoid unnecessary and premature consumption of land that cannot be developed or serviced efficiently.
3. Provide a focused plan for preserving existing public facilities and capital investments and extension of public facilities in the future.
4. Develop and maintain fiscal integrity in city operations by encouraging the full utilization of existing streets and other public facilities.
5. Diversify and strengthen the tax base of the community.
6. Encourage the development of local job opportunities.
7. Protect and preserve natural and environmental features that are desired by the community.
8. Provide for future developments by advanced mapping of needed facilities and services.
9. Facilitate development by providing sufficient areas within each tier and planned zones appropriate to support anticipated populations.

Annexation Growth Map to Be an Overlay

The Growth Boundary Map is to be an over-lay on the Land Use Zoning Maps of Nephi City and of Juab County and shall provide a view of present and future uses of land to make efficient use of resources into the future. These maps should be updated periodically along with the General Plan.